

# Building Wealth from Real Estate

[buildingwealthfromrealestate.com](http://buildingwealthfromrealestate.com)

Presented by the  
David Douglas Real Estate Team  
Naked Design Homes

# Seminar Agenda

- Strategies for Getting Started
- What to buy, where to find it
- Naked Design Homes
  - Pre-Designed Wealth Building Opportunities
    - Purchase a carefully pre-selected property complete with a pre-determined renovation package/budget, and low down payment financing (OAC).
- Financing
  - Hurdles
  - Products
- Questions answered

# Benefits of using Abacus Mortgage Group as your Mortgage Broker:



- Knowledge of Mortgage products best suited to Investment Property buyers
- One application
- Access many financial institutions
- No Fee (most cases)
- Best rates

# SEMINAR CONTACT FORM

 HomeLife Village Realty  
(a division of 4111699 Manitoba Ltd)  
658 King Edward St, Wpg, MB R3H 0P2  
Phone 475-7590 Fax 284-8339

 O.H.F. Construction  
www.OHFconstruction.com (a division of 4456786 Manitoba Ltd)

 **BUILDING  
WEALTH  
FROM REAL ESTATE**

Name: \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Phone: Home \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Would you like to be contacted by:

- HomeLife Realtor to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_
- Financial Representative to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_
- Home Renovation Specialist to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_

Would you like to set up a private appointment with  
David to discuss your Investment Goals? Yes \_\_\_\_\_ No \_\_\_\_\_

What Radio Station do you listen to? \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Why  
do we  
hold these  
seminars?

# David Douglas

➤ Became Real Estate Investor at age 19. Acquired 27 rental properties by age 22, and flipped over 80 properties by age 25.

➤ Realtor® and Broker

➤ Owner

- HomeLife Village Realty
- Abacus Mortgage Group
- Option Home Finance
- Naked Design Homes



# **Building Wealth from Real Estate**

**Presented by the  
David Douglas Real Estate Team  
Naked Design Homes**

**What makes a  
property a good  
‘Flip’?**

How to make sure your

**Flip**

is not a

**Flop!**



# You must...

- ① Have a complete plan from the beginning
- ② Buy at a good price
- ③ Know what upgrades are needed
- ④ Have some idea of completed value

# Cont'd: Flipping a property

## ◎ Best Opportunity

### > Missed Opportunity

- A property that would appeal to an investor who is interested in purchasing property needing renovations

*BUT...*

Marketed to END-USER BUYERS : A buyer looking for a property to live in.

# Cont'd: Flipping a property

## ● Best Opportunity

- Good Location
- Once complete will appeal to a large portion of the buying market.

Could you recognize a missed opportunity on your own?

# EXAMPLE # 1



**Charleswood Bungalow**  
**Purchased at \$245,000 In April /2007**

# Searched comparables



- ⦿ Area: 1G
- ⦿ **Status: Sold**
- ⦿ DOM: 7
- ⦿ **21.34 M/70 F**
- ⦿ **121.92 M/400 F**
- ⦿ **145.02 M2/1,561 SF**
- ⦿ List Price: **\$289,900**
- ⦿ Sell Date: **04/23/2007**

**Sell Price: \$320,100**



# Searched Comparables



**Sell Price: \$331,000**

- Area: 1F
- Sold
- DOM: 8
- 30.48 M/100 F
- 50.29 M/165 F
- 159.79 M2/1,720 SF
- List Price:\$285,000
- Sell Date:04/02/2007

# Charleswood Reno

**\$245,000 - Purchase Price**

**\$ 35,000 - Renovation cost - (Estimated)**

**\$ 10,000 - Carry Cost/Legal - (Estimated)**

**\$290,000 – Total Commitment**



# EXAMPLE # 1



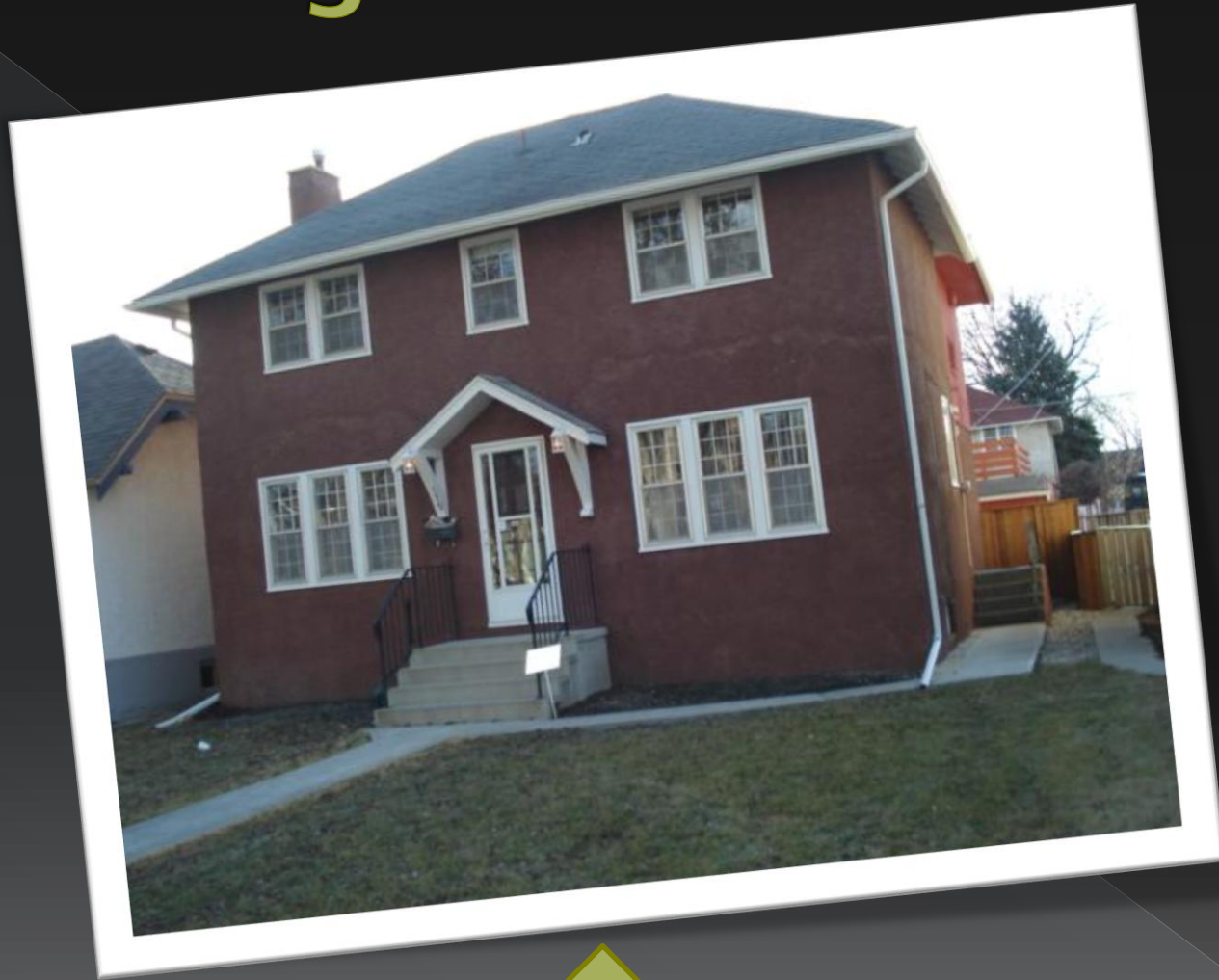
**Sold** at \$349,000 in Sept/07

**\$59,000 Profit**

before

Real Estate commissions

# River Heights Reno



Purchased for \$275,000 April 2010

# River Heights Reno

Old Kitchen



New Kitchen

# River Heights Reno

**\$275,000 - Purchase Price**

**\$ 65,000 – Renovation cost - (Estimated)**

**\$ 10,000 - Carry Cost/Legal - (Estimated)**

**\$350,000 – Total Commitment**



# River Heights Reno



**Sold for \$405,000!!  
August 2010**

**\$55,000 Profit**

before

Real Estate commissions

- ◎ This owner spent 50 hours/week over 12 weeks renovating this home, for a total of

**600 hours in labour!**



- If he would expect to be paid **\$30/hour** for his work, he would earn

**\$18,000 in wages,  
Leaving \$16,750 in profit  
and \$20,250 commission**

**If you're going to put in your own  
labour, be sure you're not just**

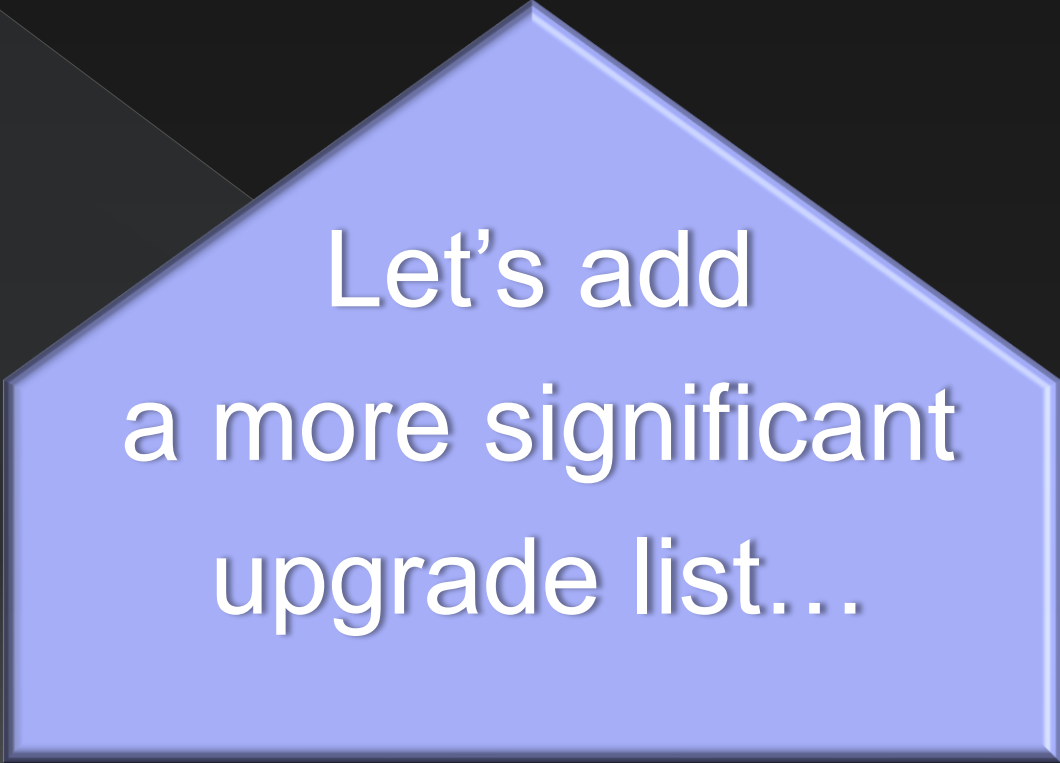
**buying yourself a job!**

# What if...

- ◎ You could make as much money on this type of project but not invest so much of your **TIME** AND **LABOUR**?

**What if the investor did a  
more complete job?**





Let's add  
a more significant  
upgrade list...

# Comparable – 65 Queenston



Sold for \$570,000 October/ 2010

# Comparable – 65 Queenston

Shelley Lambert

Agent Full w/Public Rmks & Photo

Page 1 of 1

65 QUEENSTON Street , Winnipeg R3N 0W4

List Date: 09/28/2010

MLS® #: 1019429

Status: Sold

DOM: 21

Area: 1C

Nghbrhd: River Heights

List Price: \$549,900

Org Price: \$549,900

Sell Price: \$570,000

Sell Date: 10/19/2010

## Property Type



Type: Single Family Detached

Use:

Style: TWO

Yr Built: 1926

Age: Older

Tax Amt: \$4,644.85

Schl Div: W1

Legal:

Add Lgl:

RMA: 8

BDA: 4

TBD: 5

Baths: F3/H0

Liv Area: 187.66 M2/2,020 SF

Fin Bsmnt:

Lot Front: 11.28 M/37 F

Lot Dpth: 32.61 M/107 F

Lot Area:

Tax Yr: 2010

Public:

Showings start October 14 (Easy to see) and Offers on October 19

Welcome to 65 Queenston an Extreme Makeover Home. Step back in time to all the original splendor of a North River Heights character home, with all the modern conveniences of a new home, carefully renovated with attention to every detail with over \$250,000.00 spent over the last 2 years being professionally renovated.

**Could an additional**

**\$60,000**

**invested into the property  
have put more money  
in his pocket?**



# Additional upgrades to the exterior and interior



- Window detail
- Additional pillars
- Extended overhang
- More substantial staircase
- Roof deck
- Other miscellaneous upgrades

# I left my day job!

After I attended the **Building Wealth from Real Estate Seminar**, I met with David Douglas a few days later and started working with him to find the right property. It wasn't long before his team found a great property in River Heights, and I purchased it as a project house. Planning your renovation is very important to be successful in Real Estate Investing. You must have the right team to help you, people with vision, such as Architects and Designers, Realtors and Financial specialists. David helped me a great deal with planning the renovation and helping to set the budget. He was extremely supportive, and in the future I will be sure to have him on my team of specialists again!

H. Tavares

# Risk

‘Every business and every product has risks. You can’t get around it.’

Lee Iacocca

# Risk

- ⦿ No Guarantees can be made....Why?
  - > No two properties are alike.
  - > Market conditions fluctuate.
  - > Renovation costs can be more than expected.
  - > Carrying costs can add up if renovations take longer than planned.

...Just a few of the risks involved!

# Risk

Level of risk can be minimized by:

- Be as careful as you can when determining appropriate comparables.
- Be diligent in budgeting time and money.  
Renovations rarely complete on an exact timeline, which can add to carrying costs.
- Get appropriate quality of workmanship for the area and project.
- Understand that small details count too.

“If you’re gonna hang your own cabinets, be sure to have a level!”  
S.Lambert

# What we do to help lower risk

- ④ Search for the best opportunities, based on potential, location, price, and work required to maximize the potential for re-sale in the marketplace.
- ④ Supply recent sales statistics to show possible potential for re-sale so you can make an informed decision.
- ④ Offer the opportunity to hire Naked Design Homes to perform the work required.



**Do you  
know a  
good  
contractor?**

- One of the largest Home Renovation companies in Manitoba (all employees)
- Licensed Electrician
- Expert Framers
- Experience in 'Lifting' homes/leveling
- Ability to do most aspects of a renovation at a very competitive cost



# More reasons to use Naked Design Homes

- We have first hand knowledge of Investment Market.
- Able to assess suitability of renovation to property.
- There are different expectations in the quality of workmanship, products, and finishing in each area of the city. We understand what these expectations are and can offer appropriate options to the property owner.



## ◎ Strategies

### Flip

Buy ~ Fix ~ Sell



Intention to make \$\$ through lump sum gain with short term ownership.

### Cash Flow

Buy ~ Hold ~ Rent



Intention to make \$\$ through rental income with long term ownership.

# Cash Flow Properties –

## Creating an income stream from rent

### Jim Smith – True scenario

- Goal: Full Time Real Estate Investor
- Earns \$48,000/yr
- \$20,000 in bank
- Good credit rating

# Hurdle # 1

How do you become a full time investor with only \$20,000?

# Leveraging your Equity Formula

1) Buy : Cost of property  
+  
2) Fix : Add the cost  
of repairs

=

75% of  
appraised  
value

**Appraise - To determine your new value  
for mortgaging purposes**

**Refinance – Put the cost of purchase and renovation into the mortgage and borrow to the maximum allowable based on re-appraisal. Pay yourself/credit line back. Re-use your capital to purchase more properties.**

# HOME SWEET HOME



Fixer on Home Street. House may not be exactly as shown.  
\$65,000 firm! Needs paint.



# Hurdle #2

- How do you qualify to purchase multiple properties when the bank will only allow a maximum Total Debt Service Ratio of 40%?

\$900 – P&I payment

\$200 – Property Taxes

\$330 – Car payment

\$100 – Credit card payment

\$1530 - Total Monthly debt

$$\frac{\$1530}{\$4000} = 38.25\% \text{ TDS ratio}$$

# Jim's TDS Ratio with new property purchase

New Mortgage Payment -	\$ 450
Property Taxes -	\$ 100
<u>Insurance -</u>	<u>\$ 50</u>
Cost of property	\$ 600
<u>Plus current debt (+)</u>	<u>\$1530</u>
Total monthly debt	\$2130

Employment Income -	\$4000
<u>Rental Income -</u>	<u>\$ 800</u>
Total Income -	\$4800

$$\begin{array}{r} \text{\$2130 Debt} \\ \text{\$4800 Income} \\ = \\ \text{44.375\%} \\ \text{TDS ratio} \end{array}$$

# Debt Coverage Worksheet

First qualifies you by

personal debt  
personal income

(TDS)

# Debt Coverage Worksheet

Then qualifies each property by

Income from each property

Monthly obligation for each property

(mortgage, taxes, utilities, etc)

**RESIDENTIAL RENTAL LOANS**  
Property Income and Expense Analysis of all Properties Owned

Property Info:	1	2	3	4	5	6	7	8	9	TOTALS
Street Address:	000 Home Street					-				
Town/City:	Winnipeg					-				
MTG #/Lender:	TD									
# of Units:	1									
Value:	\$ 65,000.00						\$ -	\$ -	\$ -	\$ 65,000.00
Mortgage amount:	\$ 48,750.00						\$ -	\$ -	\$ -	\$ 48,750.00
Annual Income:										
Gross Rental Income:	\$ 9,600.00						\$ -	\$ -	\$ -	\$ 9,600.00
Vacancy 4%:	\$ (384.00)						\$ -	\$ -	\$ -	\$ (384.00)
Other Income:										\$ -
Total Income:	\$ 9,216.00					\$ -	\$ -	\$ -	\$ -	\$ 9,216.00
Annual Expenses:										
Property Taxes:	\$ 1,200.00						\$ -	\$ -	\$ -	\$ 1,200.00
Insurance (\$500/Unit):	\$ 500.00						\$ -	\$ -	\$ -	\$ 500.00
Heating/Electricity/Water(\$900/unit):	\$ -						\$ -	\$ -	\$ -	\$ -
Repairs/Maintenance (\$500/Unit):	\$ 500.00						\$ -	\$ -	\$ -	\$ 500.00
Management Fees 3%:	288						0	0	0	\$ 288.00
Other:	\$ -						\$ -	\$ -	\$ -	\$ -
Total Operating Expenses:	\$ 2,488.00						\$ -	\$ -	\$ -	\$ 2,488.00
Net Income:	\$ 6,728.00						\$ -	\$ -	\$ -	\$ 6,728.00
Annual P&I Payment:	\$ 3,000.00						\$ -	\$ -	\$ -	\$ 3,000.00
Cash Flow:	\$ 3,728.00						\$ -	\$ -	\$ -	\$ 3,728.00
Debt Service Coverage Ratio:	2.24						#DIV/0!	#DIV/0!	#DIV/0!	2.24
										NI req'd @ 1.1 der 3,300.00
										NI per mows 6,728.00
										Surplus or (deficit) @ 1.1 der 3,428.00

Must be 1.1 or more

# Back to Mr. Smith...

\$65,000 – Purchase price

\$15,000 – Renovation cost

\$80,000 – Total Commitment

# Back to Mr. Smith...

## ◎ Cash Needed

- > \$16,250 – Down Pmt
- > \$15,000 – Reno's
- > \$ 2,500 – Legal Fees/Closing Costs
- > \$33,750 - Total Outlay

Line of credit 20,000 + \$20,000 cash  
= \$40,000 available



# Back to Mr. Smith...

- ◎ Down pmt and renovations were \$33,750
- ◎ Appraised - \$110,000.
- ◎ New Mortgage \$82,500

- |                              |          |
|------------------------------|----------|
| > Paid out existing mortgage | \$48,750 |
| > Put back in savings        | \$20,000 |
| > Paid down Line of Credit   | \$13,750 |

**Had \$40,000 available for next project.**

# Mr. Smith's monthly obligation

New Mortgage Payment -	\$ 425
Property Taxes -	\$ 100
<u>Insurance -</u>	<u>\$ 50</u>
Cost of property	\$ 575

Collects rent of \$850/month + utilities

**Net \$275/month profit**

During the first 12 months,  
Mr Smith acquired 10 rental properties

Decided the process wasn't moving fast enough so he sold several of the properties he had renovated to increase 'pool' of capital.

By the end of the second year, he was purchasing multiple properties each month.

# 36 Months later...

Mr. Smith owned 84 properties!

Average value

\$110,000

$\$110,000 \times 84 =$

**\$9,240,000**

in Property Value

Average mortgage

on each property

$\$82,500 \times 84 =$

**\$6,930,000**

Total mortgages

# 36 Months later...

Mr. Smith's Net Equity equaled:

**\$2,310,000**

Each property's net profit

**\$200/month**

**\$200 x 84 =**

**\$16,800 /month**

Previously made \$4000 /month

**Did Jim reach his goal?**



# I left my day job!

**“I have been a client of David Douglas’ since 2003. I hired him as my Realtor when I first wanted to start investing in real estate. He was a good choice, since he had been successful in this field himself. He found great properties that fit within my budget, and sourced the best financing options for me, so that I could build my portfolio with ease. I have been involved in over 60 transactions with David Douglas. And yes, I did leave my day job!**

**I still work hard but love what I do. I trust David to always put my best interest foremost in his mind, and will continue to work with him in the future.”**

**P. Penner**

**Very Satisfied, Successful and Long –Term Client**

# Introducing...

*PRE DESIGNED WEALTH BUILDING OPPORTUNITIES*

By



**'Taking the Guesswork out of Real Estate Investing'**

# What is a Pre Designed Wealth Building Opportunity?

- Properties that are owned by Naked Design Homes or an affiliated company.
- Have been selected by Naked Design Homes team based on their excellent potential as a buy/fix /sell project.
- Includes detailed Architectural drawings

# What is a Pre Designed Wealth Building Opportunity... (cont'd)

- ⦿ Material selection by our Interior Designer
- ⦿ Comparable properties selected to help determine future value/list price
- ⦿ Permits obtained in advance so no wait time
- ⦿ Financing for as little as 10% down at a 5% interest rate (OAC)

# Pre Designed Wealth Building Opportunities

## For Investors:

***We take the guesswork out of Real Estate investing!***

### Features:

- Detailed work list of renovations required determined by our team of experts\*\*
- Pre-selected materials by our Interior Designer appropriate to the Project\*\*
- Detailed architectural drawings by our Architectural Technologist of work required\*\*
- All permits required are in place\*\*
- In-house financing as low as 10% down (OAC)
- Renovations performed by Naked Design Homes

You don't have to search for the right property, figure out renovations, search for and hire trades, or secure financing at 25% down or more!

\*\* Properties are located in an established area of the city, and are selected for their overall potential in the re-sale market. As much thought has been put into determining renovations best suited to the project, any changes could affect permits or potentially cost the buyer additional money in further planning, and may affect the potential resale price of the home. Therefore, only minor changes are permitted. All renovations must be performed under contractual agreement with Naked Design Homes, and buyer must qualify for in-house financing on the purchase of the property.

## For Principle Residence Ownership:

***Acquire your dream home, in a fraction of the time it would take to build a new home!***

### Features:

- Detailed work list of renovations required determined by our team of experts\*
- Pre-selected materials by our Interior Designer appropriate to the project\*
- Detailed architectural drawings by our Architectural Technologist of work required\*
- All permits required are in place\*
- In-house financing as low as 10% down (OAC)
- Renovations performed by Naked Design Homes

Work with an existing property in an established neighbourhood. No need to search for the trades or financing as we supply both. *No bidding wars!*

\* Properties are located in an established area of the city, and are selected for their overall potential in the re-sale market, which creates the opportunity for built-in equity if you choose to live in the home. As much thought has been put into determining renovations best suited to the property, any changes could affect permits or potentially cost the buyer additional money in further planning, and the value of the home on completion. All renovations must be performed under contractual agreement by Naked Design Homes, and buyer must qualify for in-house financing on the purchase of the property.

A division of 4456786 Manitoba Ltd.

DESIGN HOMES

Naked

# 183 Ash St, River Heights





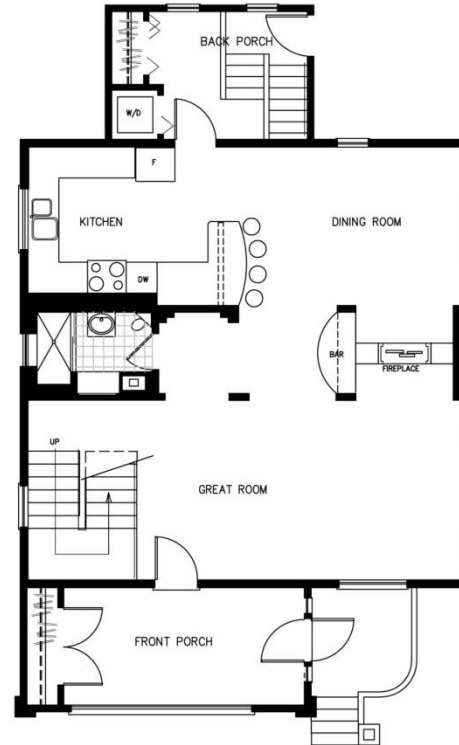
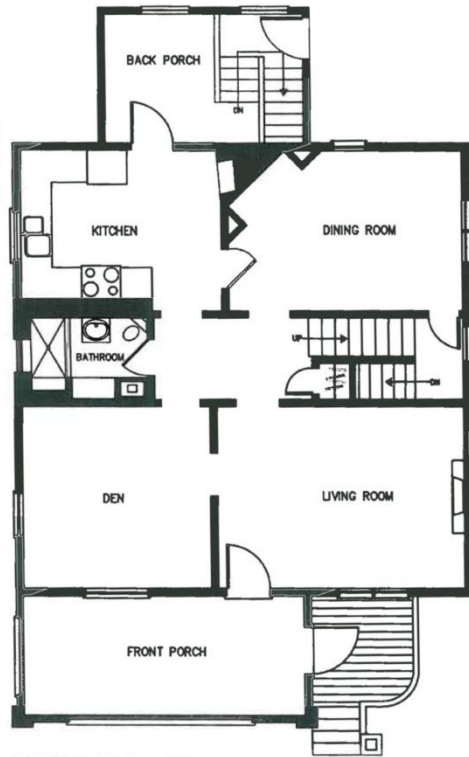
# 183 Ash St, River Heights



REVISED FRONT ELEVATION

# MAIN FLOOR PLAN - EXISTING & MODIFIED 183 ASH ST, RIVER HEIGHTS

## Pre Designed Wealth Building Opportunities



183 Ash Street

A division of 4456786 Manitoba Ltd.

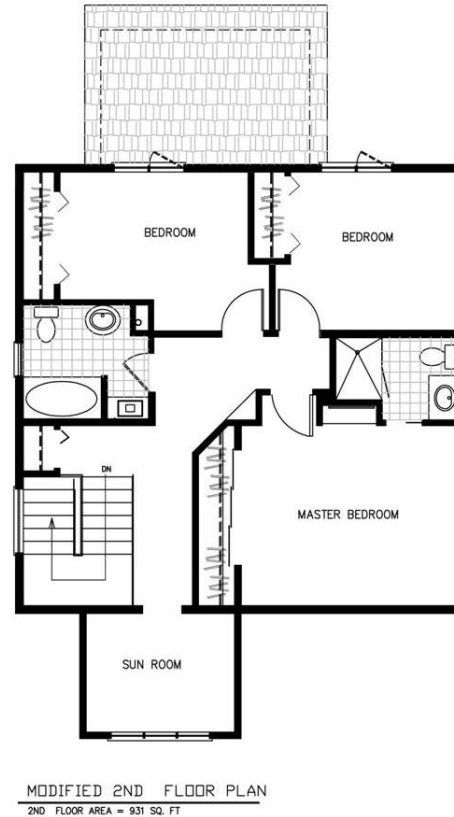
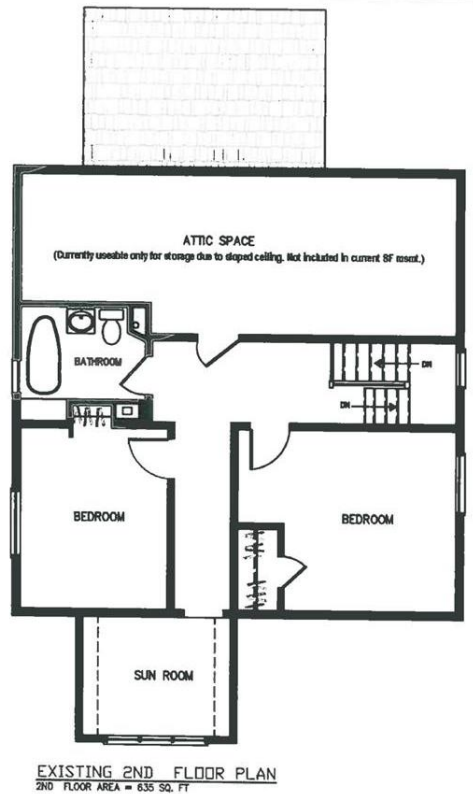
DESIGN HOMES

Naked



# 2ND FLOOR PLAN - EXISTING & MODIFIED 183 ASH ST, RIVER HEIGHTS

## Pre Designed Wealth Building Opportunities



183 Ash Street

*Naked*  
DESIGN HOMES

A division of 4456786 Manitoba Ltd.

## Pre Designed Wealth Building Opportunities

### Scope of Work: 183 Ash St

This scope of work outlines what work is proposed on this property. It is not an exhaustive list, and is subject to change in materials and plan, as required.

#### Exterior

- New vinyl siding
- Front sunroom converted to 4 Season use
- Roof re-shingled
- New soffits/fascia/eaves
- 3 New entry doors
- New front landing area
- Additional dormer to second floor

#### Great Room

- New 2-sided electric fireplace
- New wet bar counter
- New hardwood flooring
- New drywall for walls/ceiling
- New baseboards
- New lighting

#### Kitchen

- New custom cabinets
- New granite countertops
- Breakfast bar
- New hardwood flooring
- New lighting fixtures including pendant lighting over peninsula and pot lighting

#### Dining Room

- New hardwood flooring
- Newly drywalled walls and ceiling
- New baseboards
- New lighting fixtures

#### Back Porch

- New flooring
- New coat closet
- Vinyl treads on stairs to basement
- New paint finishes

#### Second Floor

*Expand house size to approx. 2100 SF by adding large dormer in attic space.*

- 2 new Bedrooms each with a large closet
- New carpeting/flooring in bedrooms and halls
- New WICC & Deluxe ensuite for Master Bedroom
- New linen closet
- Upgraded 2nd floor Bathroom includes new fixtures and heated ceramic tile flooring
- New baseboards
- New light fixtures

#### General:

- Upgraded light fixtures throughout
- Upgraded electrical and communication wiring
- New designer selected colour theme
- New interior doors throughout
- New stairwell from first to second floor/location chg
- Removal of old stairwell from basement to second floor.
- New wet bar area and 2 sided fireplace (see great room)

# 183 ASH ST. RIVER HEIGHTS

Purchase Price	\$345,000
+ Renovations	\$180,000 (approx)
<hr/>	
Total costs	\$525,000 (approx)

# 183 Ash St, River Heights

Shelley Lambert

Agent Full w/Public Rmks & Photo

Page 1 of 5

144 ELM Street , Winnipeg R3M 3P1

List Date: 04/01/2011

MLS® #: 1105434

Status: Sold

DOM: 12

Area: 1C

Nghbrhd: River Heights

List Price: \$599,900

Org Price: \$599,900

Sell Price: \$655,000

Sell Date: 04/13/2011

## Property Type



Type: Single Family Detached

Use:

Style: TWO

Yr Built: 1927

Age:

Tax Amt: \$7,861.43

Schl Div: W1

Legal:

Add Lgl:

RMA: 9

BDA: 3

TBD: 4

Baths: F2/H2

Liv Area: 194.54 M2/2,094 SF

Fin Bsmnt:

Lot Front: 16.76 M/55 F

Lot Dpth: 33.53 M/110 F

Lot Area:

Tax Yr: 2010

# Financing comparison

## ◉ Bank Financing Requirement

- > 25-35% down payment
- > 6.3 average interest rate and 6 month term
- > No Penalty to pay out
- > Land transfer tax payable on possession

## ◉ Naked Design Homes In-House Financing

- > 10% down payment
- > 5% average interest rate and 6 month term
- > No Penalty to pay out
- > No land transfer tax

# Compare Bank Payments to In-House Financing Payments: 183 Ash Street Purchase

## ◎ Naked Design Homes In-House Financing

- 6 month term @ 5.00 % interest rate, fixed rate, open =

$$\text{\$1454.01} \times 6 \text{ months} = \text{\$8,724.06/term}$$

## ◎ Bank Financing

- 6 month term @ 6.3% interest rate, fixed rate, open =

$$\text{\$1644.37} \times 6 \text{ months} = \text{\$9,866.22 /term}$$

# Cash Required

## 183 Ash Street Project

### Bank Financing

Down Pmt	\$120,750
Land tfr tax	\$ 4,950
Reno's	\$180,000
<u>Payments</u>	<u>\$ 9866</u>
Total	\$315,566

### Naked Design Homes Financing

Down Pmt	\$34,500
Land tfr tax	\$ 0
Reno's	\$180,000
<u>Payments</u>	<u>\$ 8724</u>
Total	\$223,224

Have you hired trades to do a renovation to your own home or a flip property?



# Have you considered finding trades and supervising your own renovations?

- ◎ 10-15 hrs/wk supervising
- ◎ How long to complete:
  - Once possession has taken place:
    - Work out your plan: 2-3 weeks
    - Take plan to city to get approval and permits: 6-12 weeks.
    - Find and co-ordinate trades to start 1-2 weeks
    - 31 weeks to complete? Depends on scope of work required, weather, supplier delays, your schedule, trade delays, and city inspectors.

48 weeks from start to finish,  
assuming your trades show up  
every day...

# Ours do...

Donnie Traverse  
Project Manager



Jason Friesen  
Project Manager



Rita Labossiere, B.I.D.  
Interior Designer



David Douglas,  
President



A few of  
our crew...





More of  
our Crew...



Why buy a  
Pre Designed  
Wealth Building  
Opportunity?

**7 Reasons...**

# Reason # 1

- ◎ Carefully selected property chosen by our team of experts for its location and potential for profit in the marketplace



## Reason # 2

- ◎ Our Team has already determined what work is best suited to maximize the potential of the property at the most suitable cost.

## Reason # 3

- ◎ Our Team and an Independent Realtor has already searched the comparables, similar in location, size, style, and level of finishing, in order to determine the property's potential future value.

## Reason # 4

- ◎ Our Architectural Technologist has prepared detailed drawings of the renovations required to the property. This service is rarely utilized by an individual in a 'buy-fix-sell' situation due to costs, yet is invaluable in finalizing renovation work, and determining costs. It is an integral part of every Pre Designed Wealth Building Opportunity by Naked Design Homes.

## Reason # 5

- ◎ Our Interior Designer has already selected materials from our suppliers appropriate to the type of home, the location, and budget, to maximize the potential of the property. We invite our clients to finalize the selections available in our sample showroom. It is also an integral part of every Pre Designed Wealth Building Opportunity by Naked Design Homes.

# Reason # 6

- ◎ We have financing for the purchase of the property available at an interest rate as low as 5%, with as little as 10% down (OAC). You don't even have to go to the bank!

## Reason # 7

- ◎ Naked Design Homes has already applied for, and in most cases obtained, all required permits on all Pre Designed Wealth Building Opportunities, so the day you take possession, the work can begin. You save time and money by not having to wait for permits and adding that wait time to your carrying costs.

# Who...

should be interested in a Pre Designed Wealth Building Opportunity?

- ⦿ Investor wanting to purchase a property to fix and sell, or hold and rent.
- ⦿ End-user buyer wanting to buy a 'like new' home but with immediate equity.

# *PRE DESIGNED WEALTH BUILDING OPPORTUNITIES*

By



**'Taking the Guesswork out of Real Estate Investing'**



**“The trick is to make  
sure you don’t die  
waiting for prosperity  
to come.”**

**Lee Iacocca**

# I left my day job!

“Meeting and working with David Douglas helped me and my family get to where we are today. My wife and I have the luxury of spending tons of family time together with our children, and have a beautiful home outside the city.”

“I believe to succeed in Real Estate investing you have to be prepared to do what is necessary, when it is necessary to do it, no excuses. And, you need a strong team to help you do that, providing you with sound legal advice, financial options, accurate accounting and the best property selection.”

“David helped me realize different ways to finance properties and how to use equity to make money. He has sourced out just the right properties that fit well into my investment portfolio. He’s very thorough, unbiased, provides concise answers to my questions and guides me in the right direction.”

“As my goals and portfolio change, I will continue to work with David on my team. I have every confidence he will continue to be an integral part of my success! “

D. Dupre

“A bank would not consider giving you a loan for a business, without a business plan. It’s the same for investing in Real Estate. To be successful, before you begin, you have to have a good plan of action.”

D. Dupre

Successful full time Real Estate Investor  
and client of David Douglas

Thank you  
for  
attending



HomeLife Village Realty  
(a division of 4111699 Manitoba Ltd)  
658 King Edward St, Wpg, MB R3H 0P2  
Phone 475-7590 Fax 284-8339

**O.H.F. Construction**   
www.OHFConstruction.com (a division of 4456786 Manitoba Ltd.)



Name: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone: Home \_\_\_\_\_ Cell: \_\_\_\_\_  
Email: \_\_\_\_\_

Would you like to be contacted by:

- HomeLife Realtor to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_
- Financial Representative to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_
- Home Renovation Specialist to get more information? Yes \_\_\_\_\_ No \_\_\_\_\_

Would you like to set up a private appointment with  
David to discuss your Investment Goals?

Yes \_\_\_\_\_ No \_\_\_\_\_

What day of the week works best for you?

Mon \_\_\_ Tues \_\_\_ Wed \_\_\_ Thurs \_\_\_ Fri \_\_\_ Sat \_\_\_ Sun \_\_\_

What Radio Station do you listen to?  
(Ad purposes) \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# **Building Wealth from Real Estate**